



SALE-LEASEBACK INVESTMENT

529 N. Lindenwood Drive Olathe, Kansas



SALE PRICE: \$1,051,093.33 | CAP RATE: 7.5%

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	11,156	100,930	197,778
Avg. Household Income	\$87,943	\$124,443	\$145,006

- Sale-leaseback from creditbale tenant
- 7.5 Cap Rate at \$13/SF
- Motivated seller
- Renovated office space
- Additional mezzanine level for storage
- [Click here to view virtual tour](#)



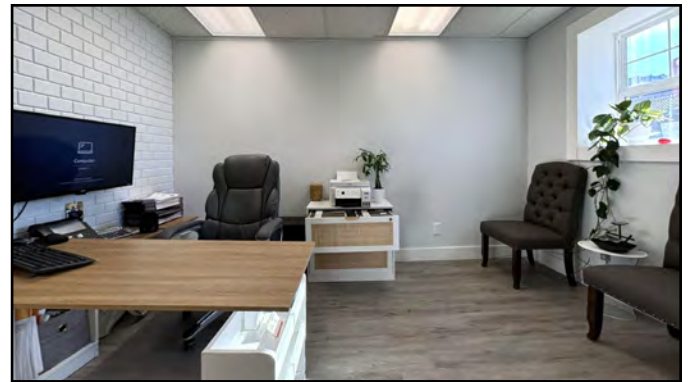
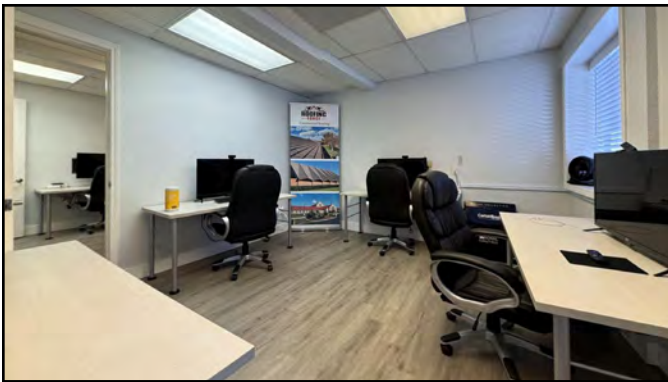
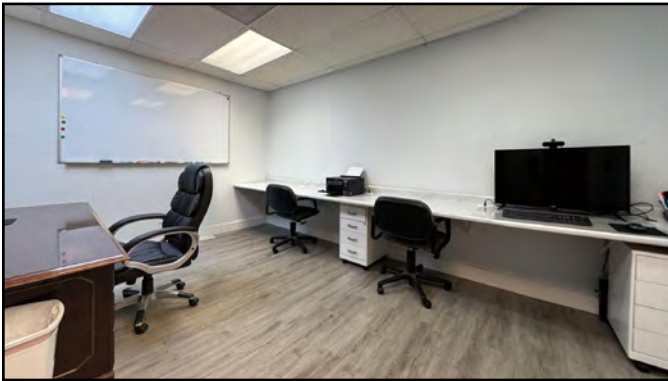
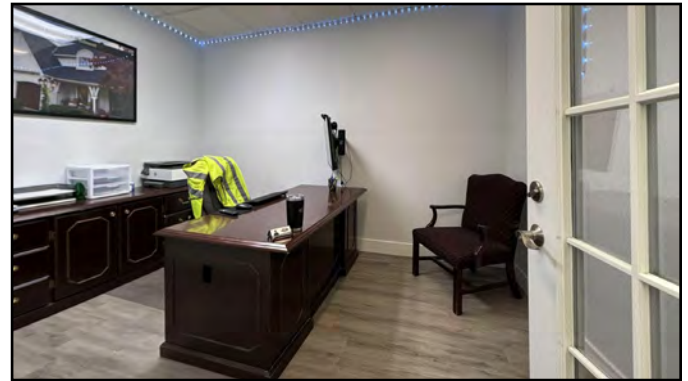
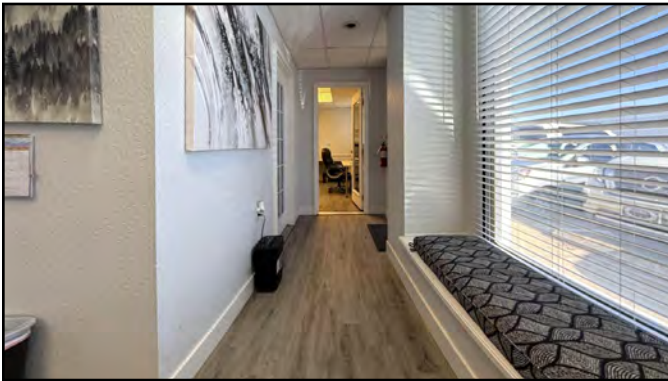
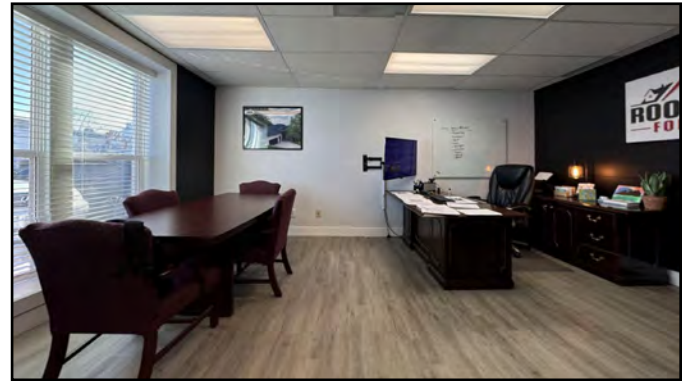
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LISTING INFORMATION

For More Information Contact:

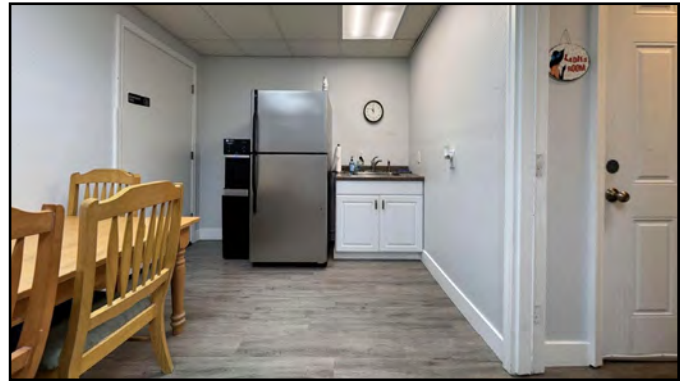
JOSH ROTHSCHILD | 816.412.7348 | jrothschild@blockandco.com

Exclusive Agent

PHOTOS



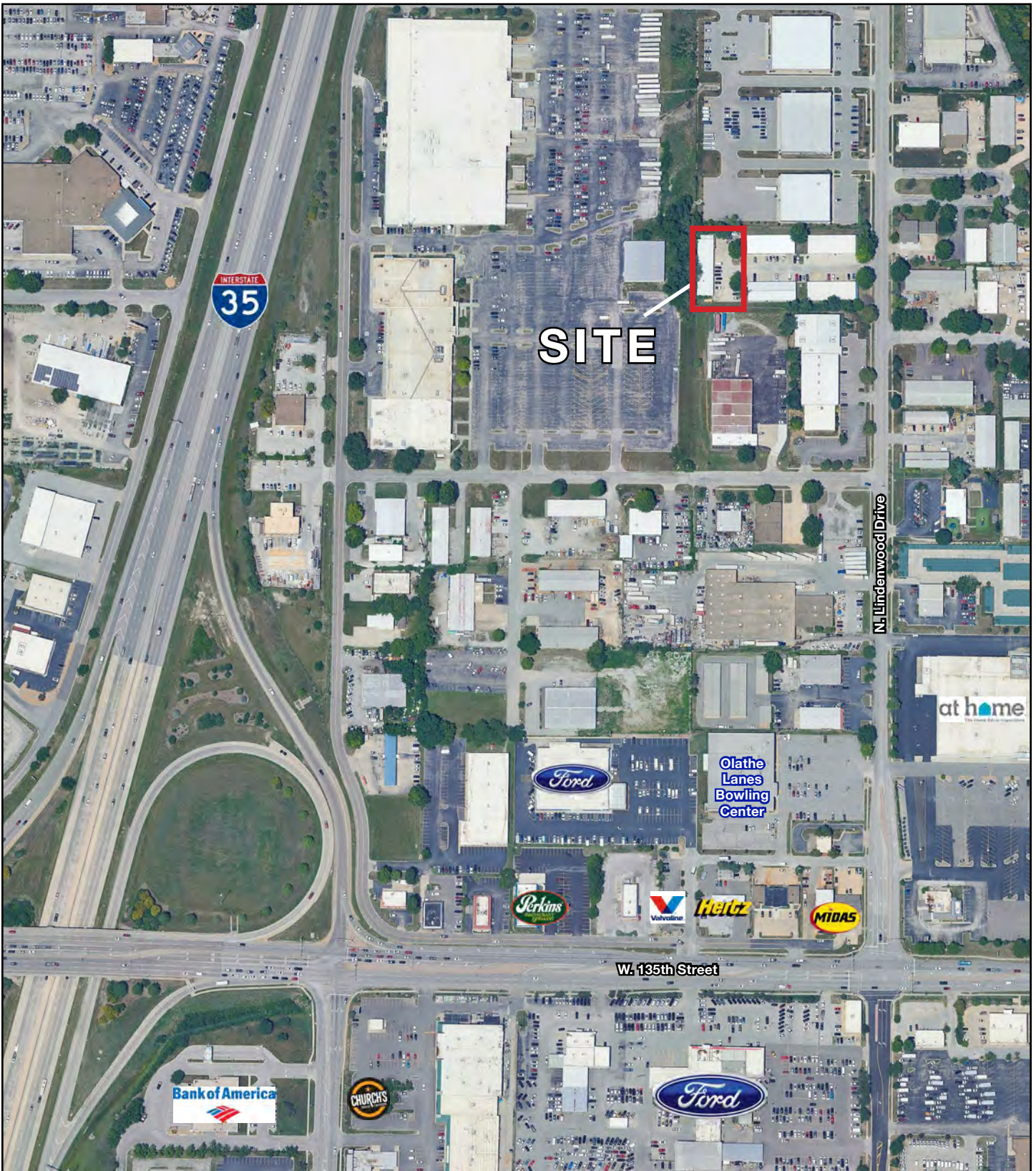
PHOTOS



DRONE PHOTOS

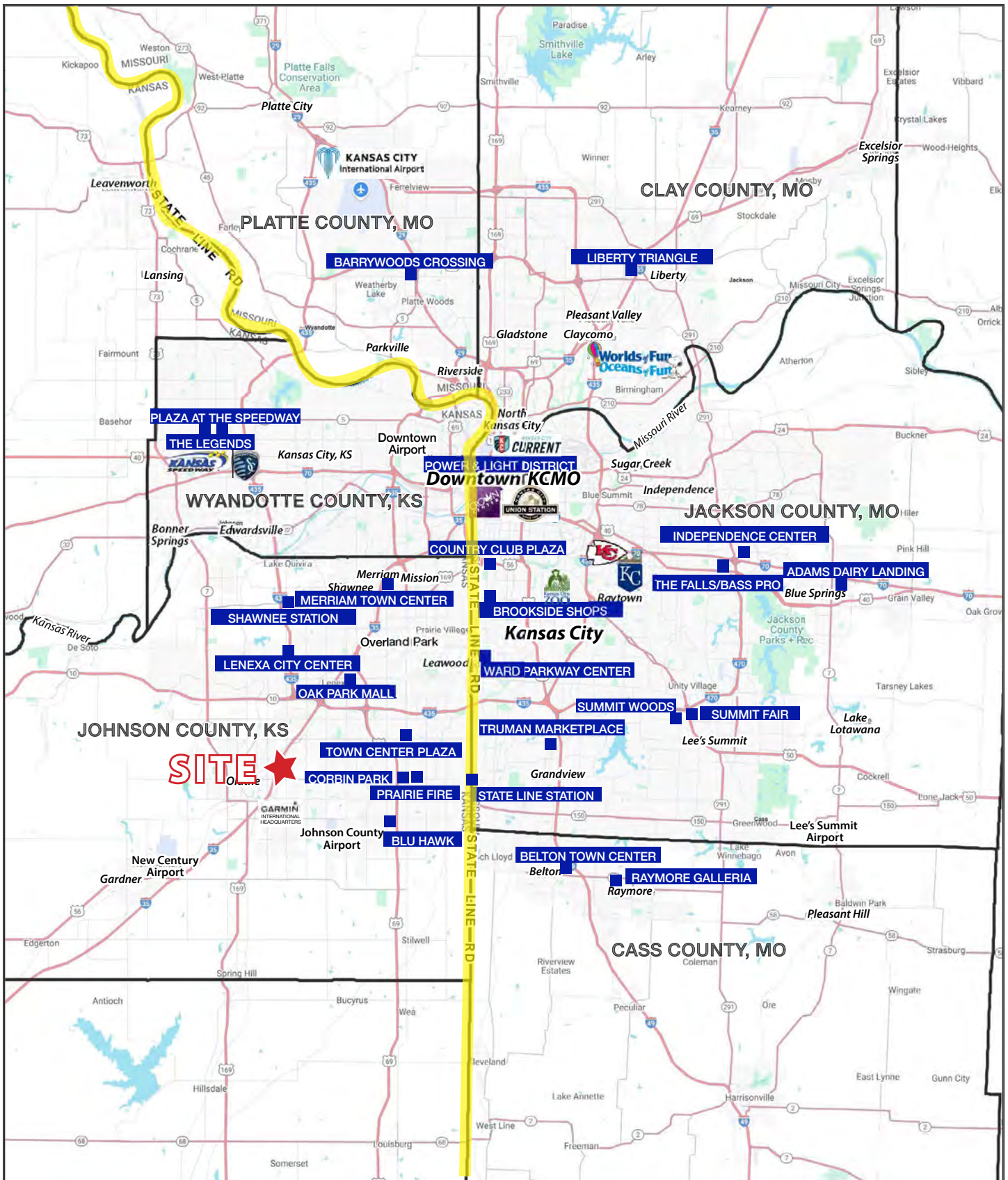


AERIAL



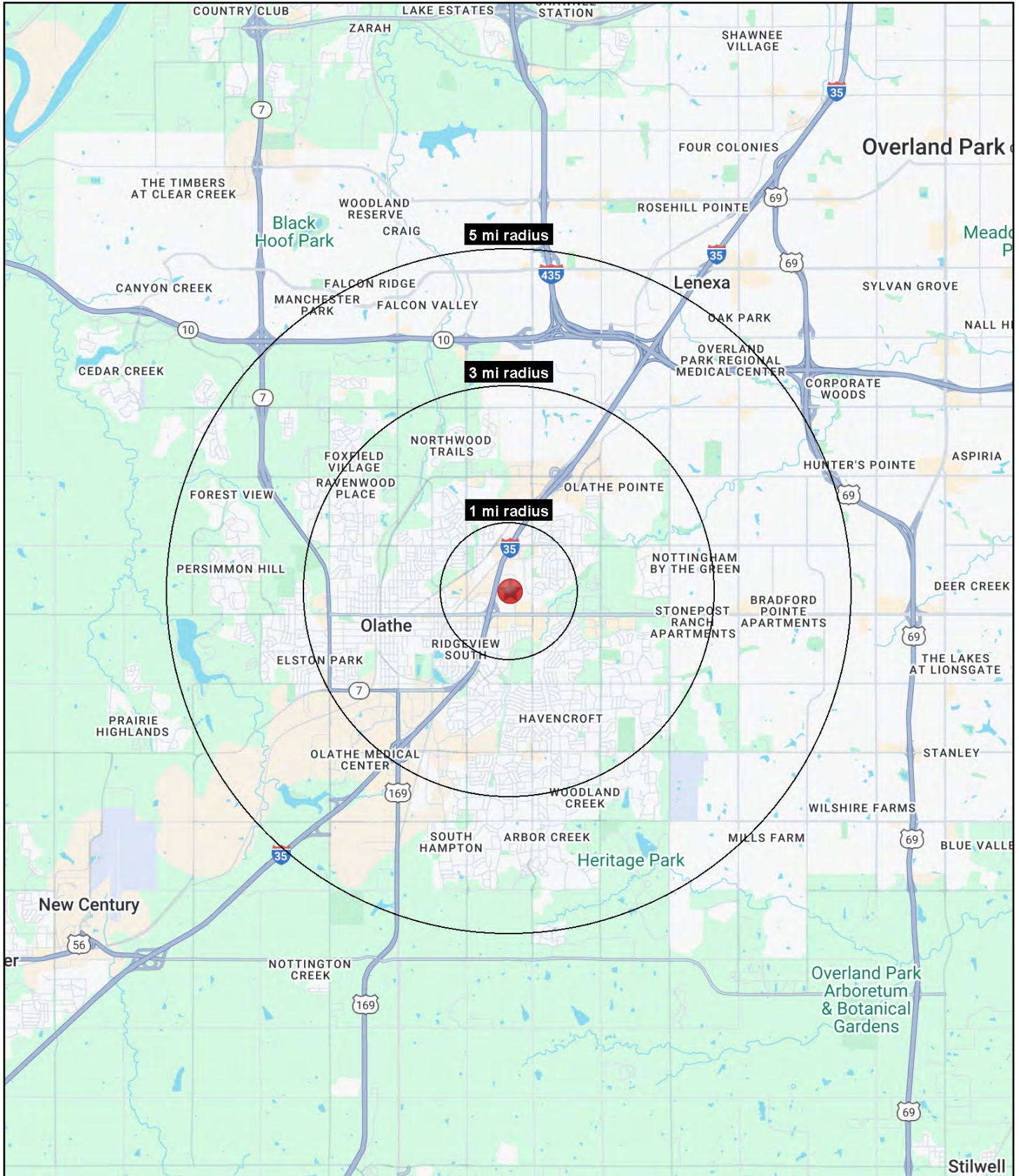
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529 N. Lindenwood Drive Olathe, KS 66062	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,156	100,930	197,778
2030 Projected Population	11,032	101,510	201,792
2020 Census Population	11,206	100,956	190,850
2010 Census Population	11,526	95,433	169,140
Projected Annual Growth 2025 to 2030	-0.2%	0.1%	0.4%
Historical Annual Growth 2010 to 2025	-0.2%	0.4%	1.1%
2025 Median Age	32.6	35.8	37.3
Households			
2025 Estimated Households	4,325	38,357	74,548
2030 Projected Households	4,381	39,431	77,559
2020 Census Households	4,279	36,602	69,752
2010 Census Households	4,401	34,519	61,435
Projected Annual Growth 2025 to 2030	0.3%	0.6%	0.8%
Historical Annual Growth 2010 to 2025	-0.1%	0.7%	1.4%
Race and Ethnicity			
2025 Estimated White	66.4%	73.5%	76.5%
2025 Estimated Black or African American	10.5%	7.5%	6.3%
2025 Estimated Asian or Pacific Islander	4.1%	5.3%	6.2%
2025 Estimated American Indian or Native Alaskan	0.7%	0.4%	0.3%
2025 Estimated Other Races	18.4%	13.2%	10.6%
2025 Estimated Hispanic	19.7%	13.9%	11.0%
Income			
2025 Estimated Average Household Income	\$87,943	\$124,443	\$145,006
2025 Estimated Median Household Income	\$80,899	\$102,351	\$118,811
2025 Estimated Per Capita Income	\$34,435	\$47,400	\$54,742
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	2.8%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	4.9%	4.1%	2.8%
2025 Estimated High School Graduate	21.9%	17.6%	14.3%
2025 Estimated Some College	26.3%	20.7%	18.4%
2025 Estimated Associates Degree Only	8.9%	8.0%	7.9%
2025 Estimated Bachelors Degree Only	22.1%	29.7%	33.5%
2025 Estimated Graduate Degree	12.7%	17.1%	21.2%
Business			
2025 Estimated Total Businesses	688	3,143	6,327
2025 Estimated Total Employees	7,183	44,694	98,850
2025 Estimated Employee Population per Business	10.4	14.2	15.6
2025 Estimated Residential Population per Business	16.2	32.1	31.3

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